

**MEETING MINUTES  
OF THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF NAVASOTA, TEXAS  
DECEMBER 9, 2021**

The members of the Planning and Zoning Commission met on the 9<sup>th</sup> day of December, 2021 at 6:00 PM at Navasota City Hall, City Council Chambers, located at 200 E. McAlpine Street, Navasota, Texas on the above date with the following present:

Randy Peters  
John Walla  
Carolyn Katkoski  
Todd Wisner  
James Harris

Thus, constituting a quorum:

**STAFF PRESENT:** Lupe Diosdado, Development Services Director; Rayna Willenbrink, Economic Development Specialist;

**City Council Present:** Grant Holt

**VISITORS:** See sign-in sheet

1. **Call to Order:** The meeting was called to order at 6:00pm.
2. **Invocation**  
**Pledge of Allegiance**
3. **Remarks of visitors:** There were no remarks of visitors.
4. **Conduct a public hearing for the purpose of receiving public comment and testimony regarding a replat application submitted to the City of Navasota by Jose Alfaro for the property located at the corner of Virginia St & Horlock Ave. The replat application requests to replat lot 8, 9, and 10(W/2 ALL) of Felder, Block 29 into two (2) separate lots. The property affected is legally described as Felder, Block 29, Lot 8, 9, 10(W/2 ALL), located in Navasota, Grimes County, Texas, 77868:** The public hearing was opened at 6:02pm. City staff presented the submittals. Jose Alfaro, property owner, was present to answer questions related to the intended use of the property. Per Mr. Alfaro two single family homes will be constructed. The public hearing was closed at 6:07pm.

5. **Consideration and possible action on a replat application submitted to the City of Navasota by Jose Alfaro for the property located at the corner of Virginia St & Horlock Ave. The replat application requests to replat lot 8, 9, and 10(W/2 ALL) of Felder, Block 29 into two (2) separate lots. The property affected is legally described as Felder, Block 29, Lot 8, 9, 10(W/2 ALL), located in Navasota, Grimes County, Texas, 77868:** John Walla made a motion to approve the replat as presented, Carolyn Katkoski seconded the motion. With all members present voting AYE, the motion carries.
6. **Conduct a public hearing for the purpose of receiving public comment and testimony regarding a zoning change application submitted by James C Hassell for the properties located in the A0062 J Whitesides Abstract. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District to Pecan Lakes Estates Phase IV PUD, a planned unit development, for the development of a 63.55-acre single dwelling unit subdivision. The properties affected are legally described as A0062 J Whitesides, Tract 17-2, Acres 31.76, A0062 J Whitesides, Tract 17, Acres 31.79, located in Navasota, Grimes County, Texas:** The public hearing was opened at 6:09pm. City staff presented the submittals. James Hassell representing the application summarized the project. Monica Torres, an adjacent property owner shared concerns related to traffic and possible drainage issues with the development of Phase 4. Brandi Ryker, also a neighboring property owner shared similar drainage concerns related to the construction of Phase 4 and ongoing Phase 3. The public hearing was closed at 6:36pm.
7. **Consideration and possible action on a zoning change application submitted by James C Hassell for the properties located in the A0062 J Whitesides Abstract. The zoning change application requests to change the zoning from A/O: Agriculture/Open Space District to Pecan Lakes Estates Phase IV PUD, a planned unit development, for the development of a 63.55-acre single dwelling unit subdivision. The properties affected are legally described as A0062 J Whitesides, Tract 17-2, Acres 31.76, A0062 J Whitesides, Tract 17, Acres 31.79 , located in Navasota, Grimes County, Texas:** The Planning

and Zoning Commission deliberated extendedly regarding sidewalk installation on both sides of all public rights-of-way. Mr. Hassell shared his concerns with continuity with previous phases, while P&Z members highlighted the importance of sidewalks within the adopted Comprehensive Plan as well as subdivision ordinance. Todd Wisner made a motion to approve the PUD as presented with one amendment, require the installation of sidewalks on both sides of all streets or pay the fee-in-lieu of sidewalk installation for the opposite side. John Walla seconded the motion. With Todd Wisner, John Wall & Randy Peters voting AYE, James Harris voting NAYE, & Carolyn Katkoski abstaining the motion carries.

8. **Discussion, consideration and possible action on a final site plan application submitted by KBR Retail, Inc. for the property located at 912 N La Salle St, Navasota, Grimes County, TX 77868, legally described as The Point Subdivision, Block 1, Lot 1, Acres 2.42, (Replat 2020-309617) for the purpose of developing a laundry, fuel and convenience store:** City staff presented the submittals. Rahim Momin was present representing the application. James Harris made a motion to approve the final site plan and fee-in-lieu of sidewalk installation as presented. Carolyn Katkoski seconded the motion. With all members present voting AYE, the motion carries.
9. **Consideration and possible action on approval of the meeting minutes for November 18, 2021 as presented:** John Walla made a motion to approve the meeting minutes as presented. James Harris seconded the motion. With all members present voting AYE, the motion carries
10. Adjourn:

**ATTEST:**

---

**RANDY PETERS, CHAIRMAN**

---

**JOHN WALLA, VICE CHAIRMAN**